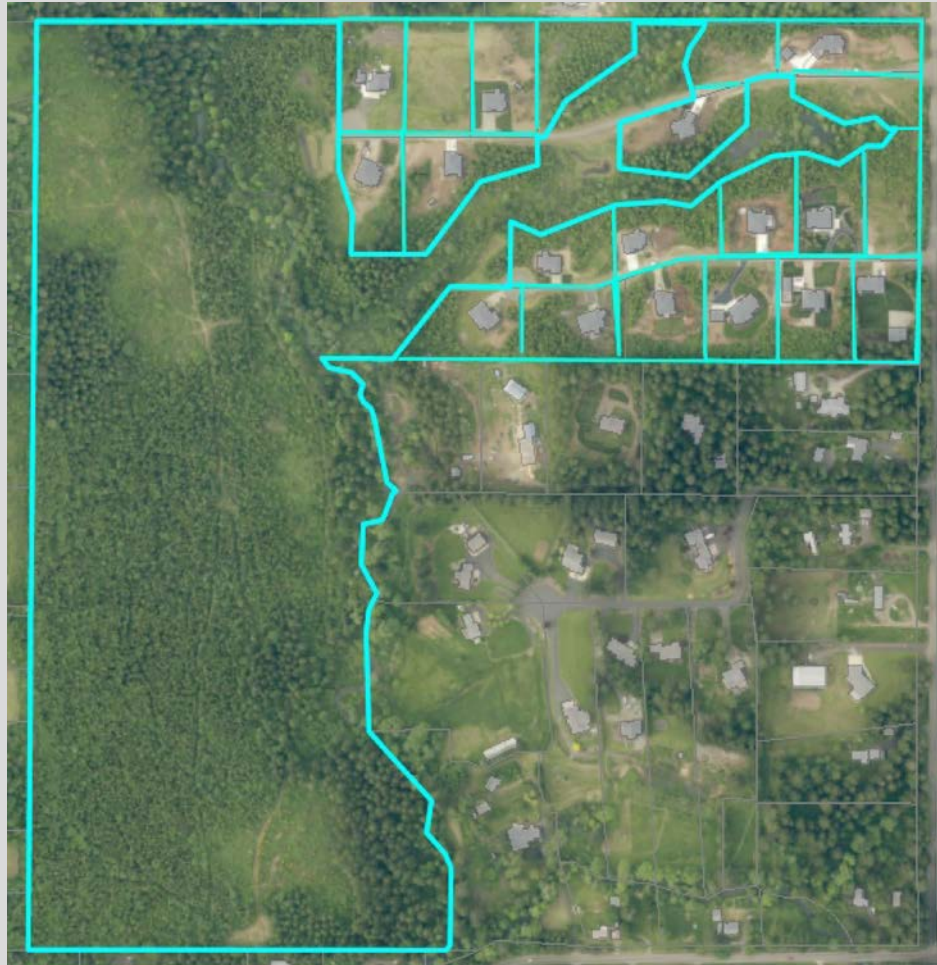


Clark County

2015-2035 Comprehensive Plan Review

Cluster Development



Agenda

- Innovative Zoning Techniques
- Existing Cluster code
- Cluster illustrations/examples

Innovative Zoning Techniques

RCW 36.70A.177

Agricultural lands—Innovative zoning techniques— Accessory uses.

- (1) A county or a city may use a variety of innovative zoning techniques in areas designated as agricultural lands of long-term commercial significance under RCW [36.70A.170](#). The innovative zoning techniques should be designed to conserve agricultural lands and encourage the agricultural economy;

- (b) Cluster zoning, which allows new development on one portion of the land, leaving the remainder in agricultural or open space uses;

Existing Cluster Code

Rural Cluster Development UDC 40.210.020D

- Existing code only applies to property zoned Rural 5, 10 or 20.
- Two components:
 - Remainder lot – percentage of set aside
 - Cluster lot – 1 acre minimum
- Two methods of utilizing maximum density

Cluster Examples

- [Deer Haven Estates](#) – [Remainder DHE](#)
- [Bear Haven Cluster](#) – [Remainder BHC](#)
- [Schmidt](#) – [Remainder](#)

Questions?



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